

## ***PLANNING COMMISSION***

***July 10, 2003 – 6:00 P.M.***

### ***CITY COUNCIL CHAMBERS***

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES**

**June 05, 2003**

- E. OLD BUSINESS**
- F. NEW BUSINESS**

1. **Case #M 2003-09.** Plaza Entrada Master Plan and Final Development Plan Amendment. Linda Tigges, agent for John Mahoney, request an amendment to the approved master plan and final development plan for the Plaza Entrada Office Buildings to increase the total square footage. The property is located at 3009 St. Francis Drive. (Derrick Archuleta) **WITHDRAWN BY APPLICANT**
2. **Case # M 2003-11.** Rikoon Offices General Plan Amendment. Linda Tigges, agent for Rob and Deborah Rikoon, requests an amendment to the Land Use Diagram of the 1999 General Plan by changing the designation of approximately .181 acres from Moderate Density Residential to Office. The property is located at 1413 & 1413 1/2 Paseo de Peralta Drive. (Derrick Archuleta) **REQUEST TO BE POSTPONED TO AUGUST 07, 2003**
3. **Case # M 2003-12** National Self Storage Phase III Development Plan. Jeff McFall, agent for Nydes Properties, requests development plan approval for approximately 17,250 square feet of storage buildings on a site of approximately 51,500 square feet. The property is located on the south side of St. Michael's Drive between Fifth and Llano Streets and is zoned SC-2 (Shopping Center). The application includes a request for variance to reduce parking from one space per gross leasable area (86 spaces) to 1 space per 10 storage units or up to a maximum of 18 spaces. The application also includes a request for a variance to reduce the aisle width for parallel parking from 20 feet to 16 feet. (Ron Quarles) **POSTPONED FROM MAY 08, 2003 AND JUNE 26, 2003**
4. **Case #S 2003-14** Osito Subdivision Preliminary Plat. Jim Siebert, agent, requests preliminary plat approval to create a 15 lot subdivision on approximately 2.809 acres. The property is zoned R-5 (Single Family Residential, 5 dwellings per acre) and is located on the south side of Agua Fria, east of Velarde Street and west of the Larragoite Elementary School.(Derrick Archuleta)
5. **Case #M 2003-26** Borrego Medical and Office Building Development Plan. John Padilla, agent, requests final development plan approval for the first phase of the San Mateo / Galisteo

Project for a total building area of approximately 19,716 gross square feet. The property is zoned C-1 PUD (Office and Related Commercial – Planned Unit Development) and is located at the mid-block of Galisteo Road south of West San Mateo Road. (Ron Quarles)

6. **Case # S 2003-15** Tract 3 San Mateo / Galisteo Project Phase 1, Final Plat. John Padilla, agent, requests final plat approval to create a single lot of approximately 1.48 acres as the first phase of a Preliminary Plat approved by the Planning Commission on November 7, 2002. The property is zoned C-1 PUD (Office and Related Commercial – Planned Unit Development) and is located at the mid-block of Galisteo Road south of West San Mateo Road. (Ron Quarles)
7. **Case #SP 2003-23** 541 E. Alameda Street/ 606 E. Palace Avenue Lot Split. Gary Dawson, agent, requests approval to split one lot of approximately .42 acres into two lots, each with separate street frontage. The application includes a variance request to rear setbacks. The property is zoned RM-1 (Residential – Multi Family, 21 dwellings per acre) and is located at the mid-blocks of East Palace Avenue and E. Alameda Street. (Derrick Archuleta)
8. **Case # S 2003-13** Tracts 43 and 44 Phase 2A, Unit 2, Tierra Contenta Preliminary Plat. Clif Walbridge and Associates, agent for B.T. Homes, requests preliminary plat approval to create a 40 lot subdivision on approximately 6.362 acres. The property is zoned PRC (Planned Residential Community) and is located on the south side of the Jaguar Drive extension west of Paseo del Sol West. (Derrick Archuleta)
9. **Case # M 2003-25** Tracts 43 and 44 Phase 2A, Unit 2, Tierra Contenta Preliminary Development Plan. Clif Walbridge and Associates, agent for B.T. Homes, requests preliminary development plan approval to create a 40 lot subdivision on approximately 6.362 acres. The property is zoned PRC (Planned Residential Community) and is located on the south side of the Jaguar Drive extension west of Paseo del Sol West. ((Derrick Archuleta)
10. **Case # M 2003-24** Silverado Phase 4, Tracts 45 and 47 Phase 2A, Unit 2, Tierra Contenta Preliminary Development Plan. Jenkins Consulting, Inc, agent for Centex Homes, requests preliminary development plan approval to create a 58 lot subdivision on approximately 10 acres. The property is zoned PRC (Planned Residential Community) and is located on the north and south side of the Jaguar Drive extension at Contenta Ridge. The application includes a request for variance to terrain management and a request for double frontage lots along Jaguar Drive. (Ron Quarles)
11. **Case # S 2003-12**. Silverado Phase 4, Tracts 45 and 47 Phase 2A, Unit 2, Tierra Contenta Preliminary Subdivision Plat. Jenkins Consulting, Inc, agent for Centex Homes, requests preliminary subdivision plat approval to create a 58 lot subdivision on approximately 10 acres. The property is zoned PRC (Planned Residential Community) and is located on the north and south side of the Jaguar Drive extension at Contenta Ridge. The application includes a request for variance to terrain management and a request for double frontage lots along Jaguar Drive. (Ron Quarles)
12. **Case # A-2003-08**. Galisteo Compound Condominiums Appeal. Ed Grabowski, agent appeals the Planning and Land Use Director's decision to apply the water offset program for a water hook-up. The property is located at 2019 Galisteo Street, E1 and E2. (Joe Abeyta)
13. Case # M-2003-29. SpringHill Suites Development Plan Time Extension. Springhill Suites Development Plan Case # M-2001-31. Richard Gorman, agent for SpringHill Suites by Marriott,

requested approval of a development plan for a four story 141 room suite hotel with a total area of 81,012± square feet on an area of 3.319± acres. The property is zoned C-2 (General Commercial District) and is located north of St. Michael's Drive, east of Pacheco Street and West of St. Francis Drive. (Greg Smith)

14. **Case # CA 2003-04.** Commission Policy on Applicant-initiated Postponements. Adoption of a policy limiting the number of applicant-initiated postponement requests allowed for a development review application. (Greg Smith)

**I. BUSINESS FROM THE FLOOR**

**J. STAFF COMMUNICATIONS**

**K. MATTERS FROM THE COMMISSION**

**L. ADJOURNMENT**

**NOTES:**

- 1) Procedures in front of the Planning Commission are governed by Roberts Rules of Order. Postponed cases are postponed 1) to a specific date, or 2) indefinitely until specific conditions have been resolved, or 3) to a specific date with the provisions that specific conditions be resolved prior to that date. Postponed cases can be removed from the postpone by a motion and vote of the Planning Commission
- 2) Due to time constraints not all issues may be heard and may be rescheduled to the next scheduled Planning Commission meeting. This agenda is subject to change at the discretion of the Planning Commission.
- 3) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting "quasi-judicial" hearings. In "quasi-judicial" hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and be subject to cross examination. Witnesses have the right to have an attorney present at the hearing. The zoning board will, in its discretion, grant or deny requests to postpone hearings.

**\*An interpreter for the hearing impaired is available through City Clerk's Office upon 5 days notice. Please call 955-6521.**